

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
ODENCE, H KIM & FORD, MARION K  101 LARCHWOOD DR  CAMBRIDGE MA 02138	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed		
		6 Septic				RESIDNTL	1010	458,200	458,200		
		4 Gas			2	RES LAND	1010	299,800	299,800		
<b>SUPPLEMENTAL DATA</b>						Total				758,000	758,000
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_945221_2683690			Plan Ref. 335/15 Land Ct# #SR Life Estate PP STATU Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ODENCE, H KIM & FORD, MARION K O & MOREAU, ROBERT J	15476 5095	0299 0259	08-15-2002 05-15-1986	Q Q	I I	325,000 150,000	00 00	Year	Code	Assessed	Year	Code	Assessed
MCSHANE, JOHN J JR & GAILE MATTOS, MARY G	4703 4200	0009 0144	09-15-1985 08-15-1984	U U	I I	240,000 0	1 1A	2025	1010 1010	458,200 299,800	2024	1010 1010	437,300 299,800
MATTOS, ALVARO V & MARY G	0707	0279	11-15-1948	U	I	0	0	Total		758,000	Total		737,100
								Total		674,600	Total		674,600

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0108			COTUIT				
<b>NOTES</b>				Appraised Bldg. Value (Card) 390,800			
				Appraised Xf (B) Value (Bldg) 25,000			
				Appraised Ob (B) Value (Bldg) 42,400			
				Appraised Land Value (Bldg) 299,800			
				Special Land Value 0			
				Total Appraised Parcel Value 758,000			
				Valuation Method C			
				Total Appraised Parcel Value 758,000			

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20063597 B28763	11-03-2006 12-01-1985	AD AD	Addition Addition	20,000 40,000	01-15-2007 01-15-1987	100 100	06-30-2007 06-30-1987	CO ADD'N	05-15-2024 08-28-2021 06-03-2020 12-23-2014 06-21-2012 02-09-2007 02-15-2005	AG CK DM AL RB JK PT	03 01  03 03 03 04		16 03 FR 16 12 16 44	In Office Review Cycl Insp Comp Field Review In Office Review Outbuilding Insp Only In Office Review Drive by inspection only

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam M-0	RF	2	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0108	1.700		1.0000	299,784.8	299,800
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			299,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	566,310
Year Built	1949
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	390,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL2	Fireplace 1.5 s	B	1	6000.00	1982		69		0.00	4,100
FGR7	Gar w/Lft Goo	L	676	70.00	1980		56	00	1.00	26,500
WDC	Wood Decking	L	770	20.00	1990		42		0.00	5,900
BMT	Basement-Unfi	B	1,218	26.01	1982		69		0.00	20,900
PATF	Flagstone Pav	L	350	30.00	2020		96		0.00	10,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,295	1,295	1,295	266.75	345,441
BMT	Basement Area	0	1,218	0	0.00	0
FUS	Upper Story	828	828	828	266.75	220,869
PTO	Patio	0	350	0	0.00	0
WDK	Wood Deck	0	770	0	0.00	0
Ttl Gross Liv / Lease Area		2,123	4,461	2,123		566,310

